

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator			Zones																											
	1st & 2nd >> 3rd >> 4th >>			RE-		RS-														RX-		RT-									
				1-		1-														1-		1-									
				1	2	3	1	2	3	4	5	6	7	8	9	10	11	12	13	14	1	2	1	2	3	4					
Mining and Extractive Industries	-			-				-														-		-							
Newspaper Publishing Plants	-			-				-														-		-							
Processing & Packaging of Plant Products & Animal By-products Grown Off-premises	-			-				-														-		-							
Very Heavy Industrial Uses	-			-				-														-		-							
Wrecking & Dismantling of Motor Vehicles	-			-				-														-		-							
Signs																															
Allowable Signs	P			P				P														P		P							
Separately Regulated Signs Uses																															
Community Identification Signs	N			N				N														N		N							
Reallocation of Sign Area Allowance	-			-				-														-		-							
Revolving Projecting Signs	-			-				-														-		-							
Signs with Automatic Changing Copy	-			-				-														-		-							
Theater Marquees	-																														

Footnotes for Table 131-04B

- 1 Development of a *mobilehome park* in any RS or RX zone is subject to Section 143.0302.
- 2 Development of a *mobilehome park* in the RM zones is subject to Section 143.0302.
- 3 This use is permitted only if as an *accessory use*, but shall not be subject to the *accessory use* regulations in Section 131.0125.
- 4 The 40,000 square feet includes all indoor and outdoor areas that are devoted to the recreational use; it does not include customer parking areas.
- 5 Non-owner occupants must reside on the *premises* for at least 7 consecutive calendar days.
- 6 Two *guest rooms* are permitted for visitor accommodations per the specified square footage of lot area required per dwelling unit (maximum permitted *density*), as indicated on Table 131-04G.
- 7 See Section 131.0423(c).
- 8 See Section 131.0423(a).
- 9 See Section 131.0423(b).
- 10 Maintaining, raising, feeding, or keeping of 10 or more domestic animals requires a *premises* of at least 5 acres. Maintaining, raising, feeding, or keeping of swine is not permitted.
(Amended 7-14-2003 by O-19197 N.S.)

§131.0423 Additional Use Regulations of Residential Zones

The following uses are permitted in the residential zones indicated in Table 131-04B, subject to the additional use regulations in this section.

- (a) Medical, dental, and health practitioner offices are permitted subject to the following:
 - (1) No overnight patients are permitted; and
 - (2) Not more than two practitioners, and not more than three employees of each practitioner, shall work on the *premises*.
- (b) Sales and commercial service uses, where identified in the RM zones, are permitted subject to the following:
 - (1) Identified retail and commercial services uses are permitted only as a mixed-use in *developments* with 25 or more residential dwelling units;
 - (2) Retail and commercial uses must be located on the ground *floor*; and
 - (3) Retail and commercial uses shall not occupy more than a total of 25 percent of the *gross floor area* of the ground *floor*.
- (c) Group living accommodations are permitted subject to the following:
 - (1) Group living accommodations shall not contain more than 5 *guest rooms*.
 - (2) No more than 2 renters per *guest room* are permitted.
 - (3) Meals may be provided for renters only.
 - (4) Renters of *guest rooms* must reside on the *premises* for at least 7 consecutive calendar days.

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§131.0430 Development Regulations of Residential Zones

- (a) Within the residential zones, no *structure* or improvement shall be constructed, established, or altered, nor shall any *premises* be used unless the *premises* complies with the regulations and standards in this division and with any applicable development regulations in Chapter 13, Article 2 (Overlay Zones) and Chapter 14 (General and Supplemental Regulations).
- (b) A Neighborhood Development Permit or Site Development Permit is required for the types of *development* identified in Table 143-03A.